



## ORDINANCE NO. 3338

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS PREVIOUSLY AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESIDENTIAL USE (TOWNHOMES) FOR LOT 1, BLOCK B, PARKSIDE CENTER, FARMERS BRANCH, TEXAS (COMMONLY KNOWN AS 4060 SPRING VALLEY ROAD), LOCATED IN THE PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS; PROVIDING FOR SPECIAL EXCEPTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; REPEALING RESOLUTION NO. 2000-070; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

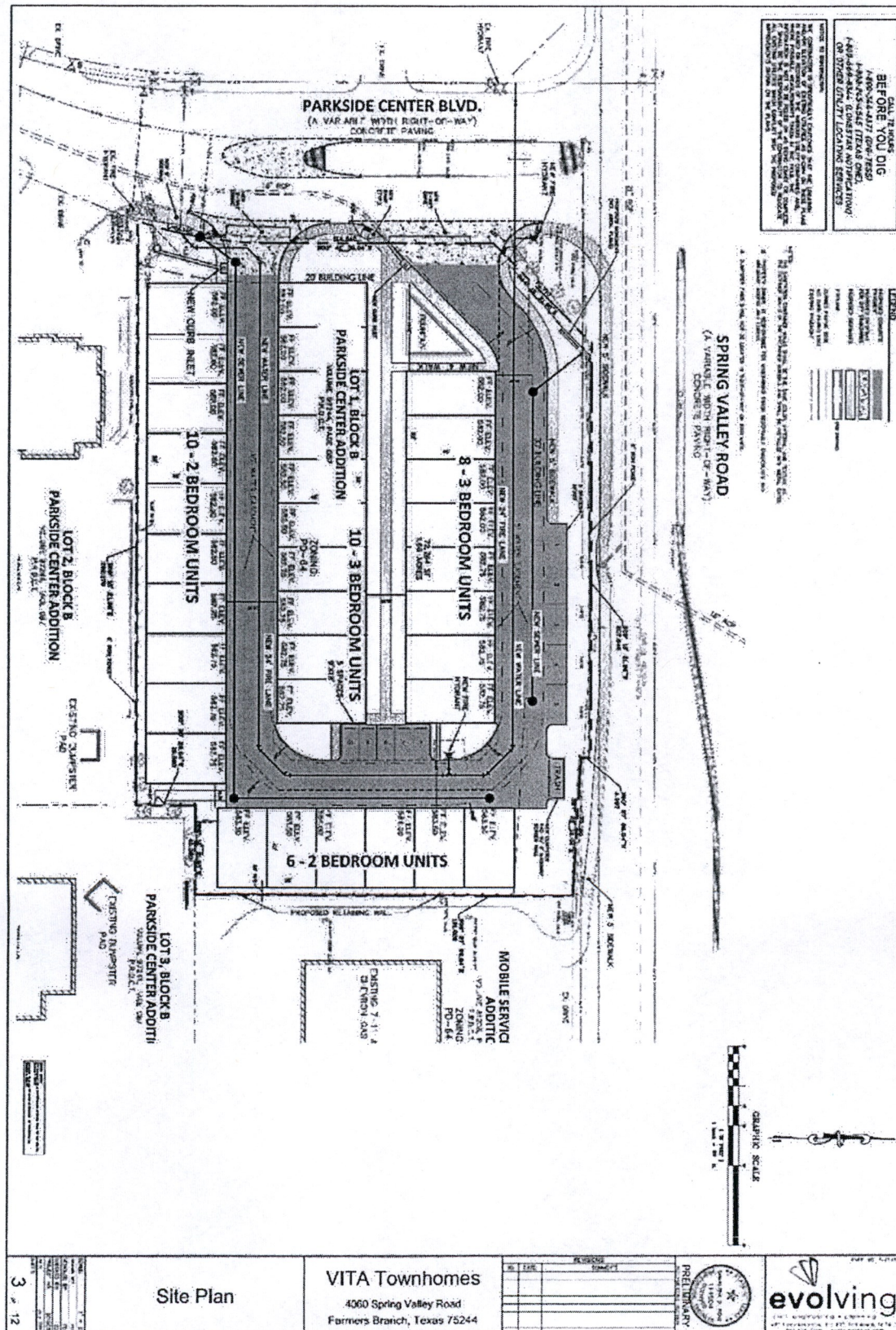
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** The Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by granting a Specific Use Permit for a Residential Use (Townhomes) for property described as Lot 1, Block B, Parkside Center, an Addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded in Volume 97244, Page 87, Map Records, Dallas County, Texas ("the Property")(commonly known as 4060 Spring Valley Road, Farmers Branch, Texas).

**SECTION 2.** The Property shall be developed and used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch and the use and development regulations of the Planned Development No. 64 (PD-64) Zoning District, as heretofore amended; provided, however, if the Property is developed and used as a Residential Use (Townhomes) as authorized pursuant to Section 1, above, such development and use shall be in accordance with the following conditions and special exceptions:

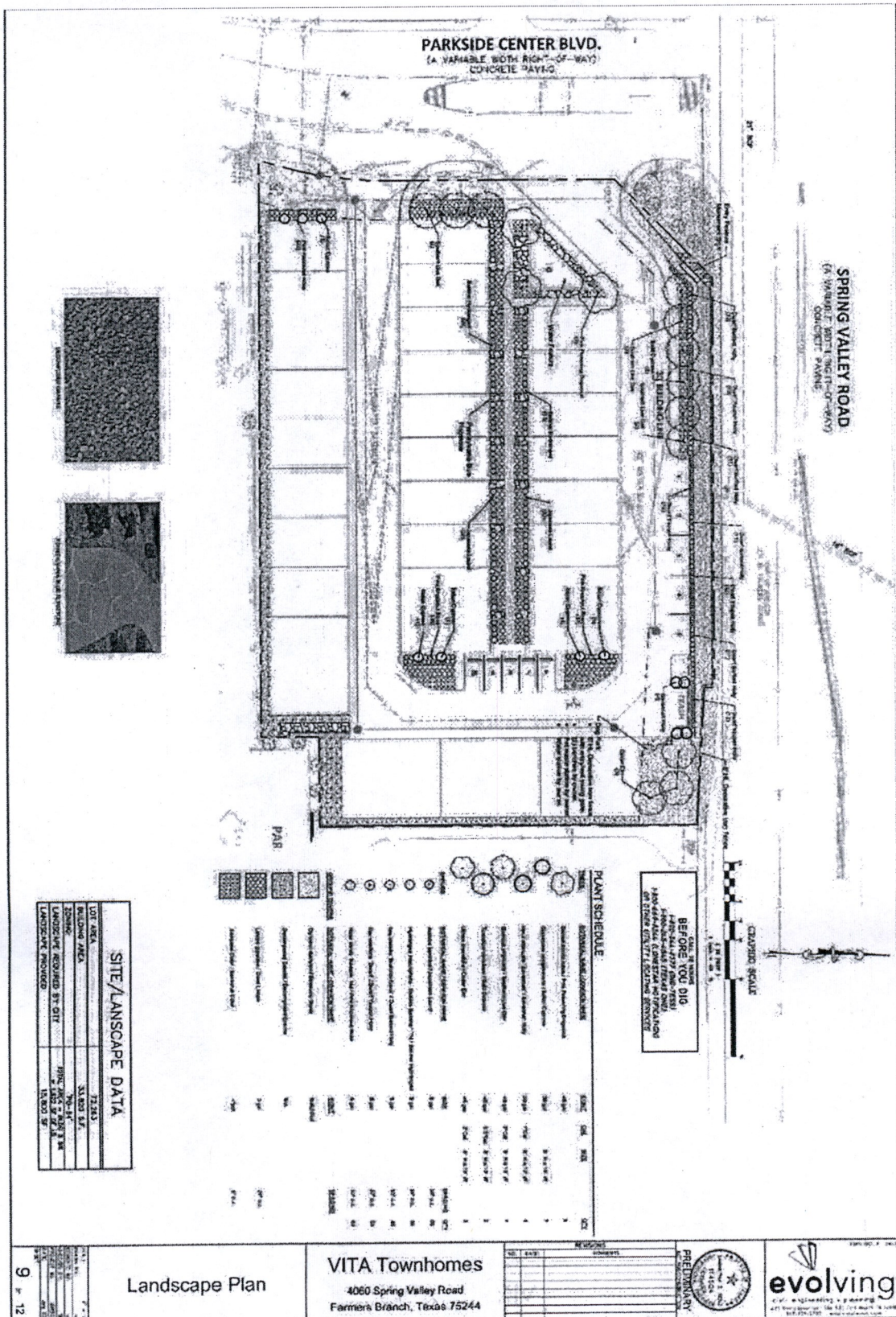


### Exhibit "A" - Site Plan





**Ordinance No. 3338**  
**Exhibit "B" - Landscape Plan**

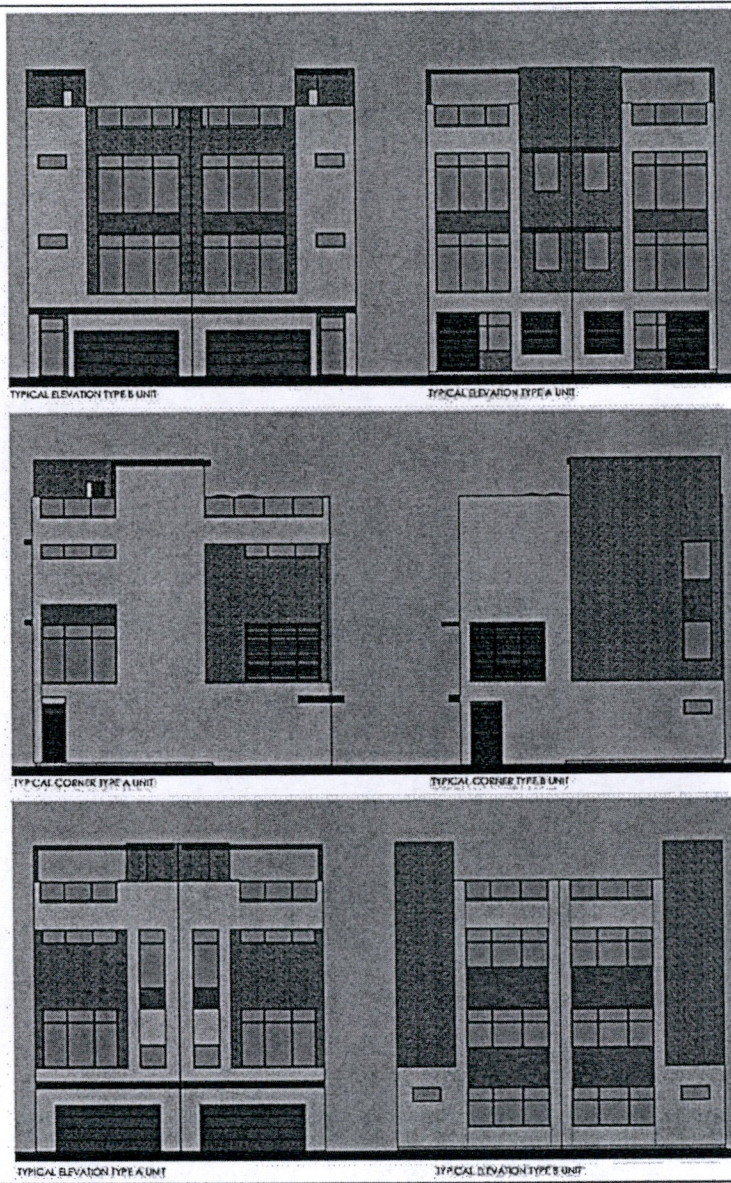




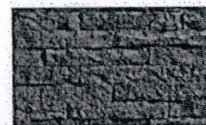
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Ordinance No. 3338  
Exhibit "C" – Elevations (cont.)



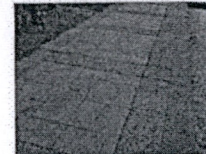
VERTICAL LIMESTONE



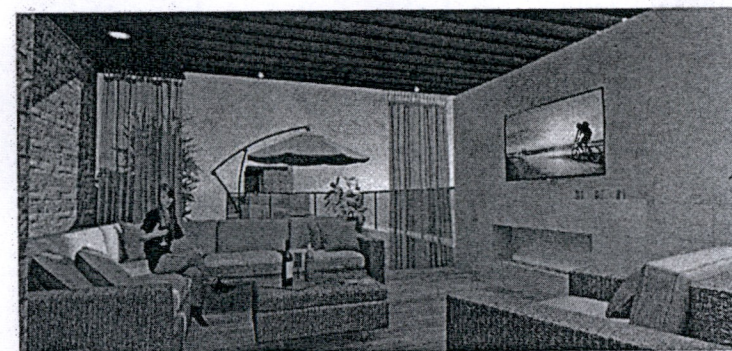
BLACK POROUS LIMESTONE



HORIZONTAL WOOD COMPOSITE PANELS  
BEHIND HANGING PLANTERS WINDOW FRAMES



STAMPED CONCRETE FINISH



ROOM FURNITURE WILL INCLUDE A VENTURUS GLASS REFRIG., COMFORTER OCEAN, MANUFACTURED GRASS, GLASS RAILING AND STONE FINISHES.



Vita Townhomes

4060 Spring Valley Road, Farmers Branch, TX, 75234 75240

Project Name	Vita Townhomes
Client	Loyco's
Architect	
Engineer	
Interior Designer	
Landscaper	
Other	
Date	1/23/13
Sheet	A 2



A. The Property shall be developed in substantial conformity with the Site Plan, Landscape Plan, and Elevations attached hereto respectively as Exhibits "A," "B," and "C," and incorporated herein by reference.

B. Notwithstanding any provision of Ordinance No. 2848 ("the PD 64 Ordinance") to the contrary, the Property may be developed with a Floor-to-Area Ratio of 1.5:1.

**SECTION 3.** In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Resolution No. 2000-070 approving a site plan for the Property is hereby repealed.

**SECTION 5.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

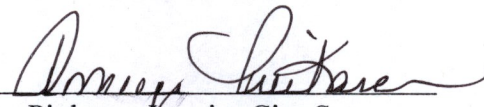
**SECTION 6.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 7.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

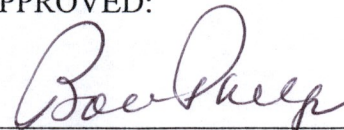
**SECTION 8.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 18<sup>TH</sup> DAY OF SEPTEMBER, 2015.**

ATTEST:

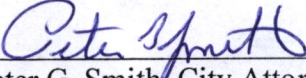
  
Amy Piukana, Interim City Secretary

APPROVED:

  
Bob Phelps, Mayor



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:8/10/15:72817)